



City of Carmel

MINUTES

Carmel Board of Zoning Appeals

Hearing Officer

Tuesday, March 2, 2010

12:00 pm

Caucus Rooms

Present: Leo Dierckman, Hearing Officer
Connie Tingley, Recording Secretary

Staff members in attendance: Christine Barton-Holmes

Legal Counsel: John Molitor

Public Hearing:

1d. Keeling Setback

The applicant seeks the following development standards variance approval:

Docket No. 10020008V 23D.03.C.1.b.iii Reduced rear yard setback

The site is located at 631 2nd Avenue NE and is zoned R3/Old Town Character Subarea, on 0.36 acre.
Filed by Adrienne Keeling, owner.

Present for Petitioner:

Adrienne and Justin Keeling, owners

- Own two lots; #53 and #54 in C W Weidlers Subdivision in Old Town
- Wish to demolish portion of detached garage which extends over lot line
- Remainder of garage will serve as mechanical room for house; encroaching into setback
- Plan to build new home on vacated lot

Department Report:

Christine Barton-Holmes

- Side yard setback; not rear yard as stated on the Agenda
- Minimal deviation; similar to other setbacks in area

Department recommended positive consideration

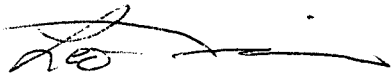
Public Hearing closed

Action: Mr. Dierckman APPROVED Docket No. 10020008 V, Keeling Setback for reduced side yard setback.

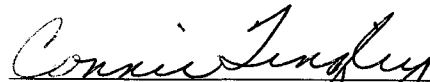
Adjournment

The Hearing Officer adjourned the meeting at 12:10 PM.

Approved this 2 day of March 2010



Hearing Officer – Leo Dierckman


Secretary – Connie Tingley